

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7-323

Orleans

N

EAS.309

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Campground Road
Area

Photograph



Address: 745 Campground Road

Historic Name: Walter H. Smith Double House

Uses: Present: Single Family Dwelling House

Original: Multiple Family Dwelling House

Date of Construction: ca. 1909

Source: Title research, 1910 Barnstable County Atlas

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Shed (EAS.310) referenced in EAS.N no longer present

Major Alterations (*with dates*):

None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.53 acres

Setting: This property is located on a parcel on the south side of Campground Road, one lot back from the bay. The surrounding area includes early-20th century cottage lots, and the area is now built out with modest cottages and houses from the early-20th to the early-21st centuries. The house is set fairly close to the street. Other than a sand driveway, the treeless parcel is left in a natural state.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

745 CAMPGROUND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This one-story building began as a double cottage. The rectangular block with side-gable roof has a symmetry on the front elevation with both entrances located within the centered open porch. Presumably, there were separate living quarters on each side originally. The simple beach cottage is clad in weathered wood shingles with plain cornerboards. The centered porch has a shed roof supported by simple square posts. A 2007 Assessor photo shows that the windows were then, and appear to remain, wood single-glazed, 6/6 double-hung sash (Photo 3). It is unclear if these windows are original, but they may well have been the original configuration. The windows remain covered by wood shutters during the off season. The front doors with their molded panels and single lites may also be original.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

Campground Road is one of the oldest roads on the bay side of the town. It was created in the early 19th century to link a Methodist campground located near what is now Herring Brook Road and a ferry dock on Cape Cod Bay. The existence of the road and the landing made the shoreline a likely place for the development of vacation cottages in the early-20th century as the established landowners in the area began to subdivide their fallow farmland to capitalize on the growing tourist economy (Area N).

This is one of the few cottages along Campground Road that predates the subdivisions and cottage development of the early-20th century. As can be seen on the 1910 Barnstable County Atlas, this double cottage is likely one of the three shown at the end of "Camp Meeting Road" associated with W. Smith (Figure 2). Walter H. Smith bought one acre of "beach land" from Simon Frank Lee in 1908.¹ This deed did not reference buildings, which would mean that this double cottage would have been built between 1908 and 1910 (the house has an Assessor date of 1908). Walter Henry Smith (1859-194) married Sarah Jane Childs (1860-1936) in Waltham in 1886. According to census records, Walter owned a dairy.

Title records are unclear, but in 1943, then owner Cora Blanchard of Melrose sold land that included this cottage to Ella B. Gillespie of Chester, CT.² She registered the land in 1950, and she owned it until 1982, when she and her husband, Edward H. Gillespie, then living in Boynton Beach, FL, sold it to David H. and Carol G. Webber of Chelmsford.³ In 2015, the estate of Carol Webber conveyed title to the current owner, Kristen Porter of Spencer, MA.⁴

¹ Barnstable County Registry of Deeds, Book 290/ Page 385.

² Book 600/ Page 340.

³ Cert. of Title 11456, 89505.

⁴ Cert. of Title 205925.

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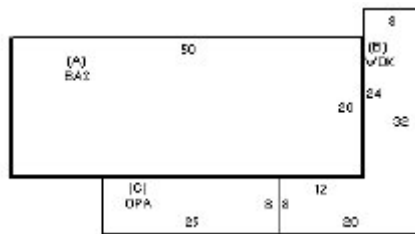


Figure 1. Assessor Sketch.



Photo 2. View looking southwest.



Photo 3. View looking southeast (2007 Assessor photo).

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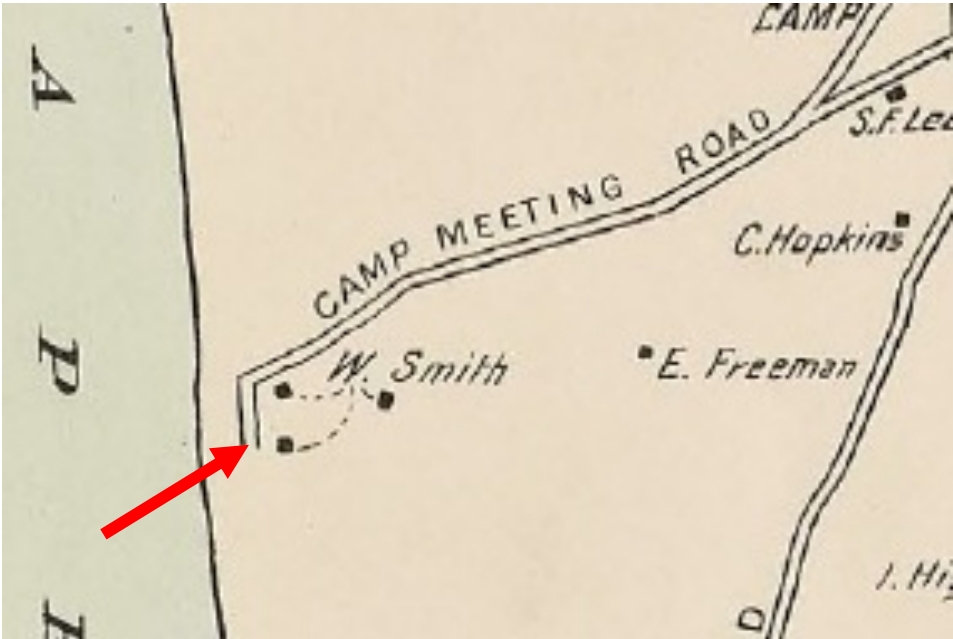


Figure 2. Detail of 1910 Barnstable County Atlas (arrow to cottages added).